



EOA 2013 & NJEDA Funding Programs Emerging Issues in Brownfields – 10/18/16



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Summary

- The New Jersey Economic Opportunity Act of 2013 merges the State's economic development incentive programs with the goal of enhancing business attraction, retention and job creation efforts and strengthening New Jersey's competitive edge in the global economy.
- The Grow New Jersey Assistance Program (Grow NJ) is now the main job creation incentive program and the Economic Redevelopment and Growth Program (ERG) is the State's key developer incentive program. Both programs have been expanded and will sunset July 1, 2019.

Grow NJ

- Base tax credits ranging from \$500 to \$5,000 per job, per year; bonus credits ranging from \$250 to \$3,000 per job, per year
- Expanded geographic boundaries
- Reduced capital investment and employment eligibility

ERG

- Increased State and local incentive grants - bonus awards to incentivize targeted development goals
- Expanded geographic boundaries
- Tax credits allocated for residential projects

- The Act also extends application deadlines for support through the Public-Private Partnership (P3) Program and Offshore Wind Economic Development Program.

Grow NJ

Areas of Eligibility

Mega Projects

- Logistics, manufacturing, energy, defense, or maritime businesses in a port district or businesses in the aviation industry located in an aviation district with: 1) cap. investment of \$20 million+ and 250 jobs created or retained; or, 2) 1,000 jobs created or retained.
- Businesses located in an Urban Transit Hub with cap. investment of \$50 million+ and 250 jobs created or retained.

Garden State Growth Zones (GSGZ)

- Camden, Trenton, Paterson and Passaic – the New Jersey cities with the lowest median family income based on the 2009 American Community Survey from the US Census

Distressed Municipalities

- A municipality that is qualified to receive assistance under the Municipal Urban Aid Program; is under the supervision of the Local Finance Board; identified by DCA to be facing serious fiscal distress; a SDA municipality; or a municipality boasting a major rail station.

Grow NJ

Areas of Eligibility

Priority Areas

- Planning Area 1 (Metropolitan), Planning Area 2 (Suburban), a designated center under the State Development and Redevelopment Plan or a designated growth center in an endorsed plan;
- Areas that intersect with portions of: a deep poverty pocket, a port district, or federally owned land approved for closure under a federal Base Realignment Closing Commission action;
- Proposed site of a disaster recovery project, a qualified incubator facility, a highlands development credit receiving area or redevelopment area, a tourism destination project, or transit oriented development;
- Areas that contain a vacant commercial building having over 400,000 s.f. of office, lab, or industrial space available for occupancy for a period of over one year; or a site that has been negatively impacted by the approval of a Hub-supported project.

Other Eligible Areas

- Areas not located within a distressed municipality or priority area, including an Aviation District; Planning Area 3; certain portions of Meadowlands, Pinelands and Highlands; and certain portions of Planning Areas 4A, 4B & 5.

Grow NJ

Capital Investment & Employment Requirements Southern New Jersey

Minimum Capital Investment Requirements	\$/Square Foot
Industrial – Rehabilitation Projects	~\$13
Industrial – New Construction Projects	\$40
Office – Rehabilitation Projects	~\$27
Office – New Construction	\$80

Minimum FT Employment Requirements	New/Retained FT Jobs
Tech Start Ups and Manufacturing Businesses	8/19
Other Targeted Industries	19/27
All Other Businesses/Industries	27/38

Grow NJ

Capital Investment & Employment Requirements

Minimum Capital Investment Requirements	\$/Square Foot
Industrial – Rehabilitation Projects	\$20
Industrial – New Construction Projects	\$60
Office – Rehabilitation Projects	\$40
Office – New Construction	\$120
<i>Minimum capital investment amounts are lowered to 2/3 in GSGZs and in eight South Jersey counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, Salem</i>	

Minimum FT Employment Requirements	New/Retained FT Jobs
Tech Start Ups and Manufacturing Businesses	10/25
Other Targeted Industries	25/35
All Other Businesses/Industries	35/50
<i>Minimum employment numbers are lowered to 3/4 in GSGZs and in eight South Jersey counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, Salem: 8/19; 19/27; 27/38, respectively.</i>	

Grow NJ

Tax Credit Amounts: Base + Bonus = Maximum

Project Type	Base Amount <i>Per New or Retained FT Job, Per Year</i>	Maximum Amount <i>Per New or Retained FT Job, Per Year</i>	Annual Amount <i>To Be Applied By The Business Annually</i>
Mega Project	\$5,000	\$15,000	\$30 million
GSGZ	\$5,000	\$15,000	\$30 million <i>\$35 million-Facility in certain GSGZ municipalities (Camden)</i>
Urban Transit Hub Municipality*	\$5,000	\$12,000	\$10 million
Distressed Municipality	\$4,000	\$11,000	\$8 million
Priority Area	\$3,000	\$10,500	\$4 million <i>but not more than 90% of withholdings</i>
Other Eligible Area	\$500	\$6,000	\$2.5 million <i>but not more than 90% of withholdings</i>
Disaster Recovery Project	\$2,000	\$2,000	

*Urban Transit Hub Municipalities include Bridgeton, Mount Holly, Salem, and West New York, in addition to the nine municipalities eligible under the UTHTC Act: Camden, East Orange, Elizabeth, Hoboken, Jersey City, Newark, New Brunswick, Paterson, and Trenton.

Grow NJ

Bonus – Type & Amount

Bonus Type*	Bonus Amount	
Deep poverty pocket or Choice Neighborhood Transportation Plan area	\$1,500	
Qualified incubator facility	\$500	
Mixed-use development - mod. income housing for min. of 20% of full-time employees	\$500	
Transit oriented development	\$2,000	
Excess capital investment in industrial site for industrial use - <i>Excludes mega projects</i>	\$3,000 maximum	
Excess capital investment in industrial site for industrial use - <i>Mega projects or GSGZ projects</i>	\$5,000 maximum	
Average salary in excess of county's existing average or in excess of average for GSGZ	\$1,500 maximum	
Large number of new and retained full-time jobs		
	251 to 400	\$500
	401 to 600	\$750
	601 to 800	\$1,000
	801 to 1,000	\$1,250
	1,001+	\$1,500
Business in a targeted industry	\$500	
Exceeds LEED "Silver" or completes substantial environmental remediation	\$250	
Located in a municipality in Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean and Salem counties with MRI Index greater than 465	\$1,000	
Located within a half-mile of any new light rail station	\$1,000	
Projects generating solar energy for onsite use	\$250	

*Summarizes bonus types most widely applicable

ERG Program Details

- The annual percentage amount of reimbursement will not exceed 75% of the annual incremental State revenues, except in a GSGZ where it will not exceed 85%.
- The term of each approved state and local redevelopment incentive grant agreement may extend for up to 20 years; *however*, the combined amount of reimbursements cannot exceed the percentage approved by EDA and a developer seeking an incentive grant is required to make an equity participation for at least 20% of the project's total cost.
- The developer must submit satisfactory evidence of actual project costs, as certified by a certified public accountant and evidence of a permanent certificate of occupancy, prior to the first disbursement of funds under the agreement.

ERG Program Details

- The Act allows for projects in qualified areas to receive up to 20% of eligible project costs be reimbursed via new incremental state taxes collected on site. Developer must demonstrate a financial gap or a rate of return gap.
- The Act authorizes a bonus of 10% in certain cases, up to a maximum of 30% of total project costs; 40% for projects in a GSGZ.
- All projects are subject to a comprehensive net benefit analysis to verify that the revenues the State receives will be greater than the incentive being provided.

ERG

Bonus Awards

Bonus of up to 10% if project is:

- Located in a distressed municipality:
 - lacking access to nutritious food, and will include a supermarket or grocery store (min. of 15,000 sq ft of space) selling fresh products or a prepared food establishment selling nutritious, ready to serve meals; or,
 - lacking access to health care and health services, and will include a health center (min. of 10,000 sq ft of space) devoted to providing these services
- Transit project
- Qualified residential project with at least 10% of units constructed as and reserved for moderate income housing
- Located in a highlands development credit receiving area or redevelopment area
- Located in a GSGZ
- Disaster recovery project
- Aviation project
- Tourism destination project
- Substantial rehabilitation or renovation of an existing structure(s)

Grow NJ and ERG

New Application Deadlines

- **Grow NJ** applications must be filed by **July 1, 2019**.
 - Businesses must submit documentation indicating it has met agreed upon capital investment and employment requirements within three years of EDA approval.
 - EDA can grant two, 6-month extensions.
- **ERG** applications must be filed by **July 1, 2019**.

Brownfields and Contaminated Site Remediation

The Brownfields and Contaminated Site Remediation Program was designed to restore key brownfields sites to productive use through incentives making the redevelopment more affordable.

IF YOU ARE: A developer in the State of New Jersey in need of financial assistance to clean up and redevelop polluted sites and closed municipal landfills.

YOU MAY: Enter into a redevelopment agreement with the EDA and be eligible to recover up to 75% of approved costs associated with the remediation effort.

BENEFITS:

- Eight state taxes, including sales, business use and corporate taxes, are eligible to be used to reimburse the developer of remediation costs.
- Reimbursements are based on tax collections; there is no financial limitation on the total amount to be recovered.